

**TIM COX
ASSOCIATES**

CHARTERED SURVEYORS

**FORMER COUNTRYWIDE
RETAIL STORES
TO LET SHORT TERM**



**SNITTERFIELD ROAD
BEARLEY
STRATFORD UPON AVON
WARWICKSHIRE
CV37 0SA**

- **JUNCTION OF SNITTERFIELD ROAD/A3400**
- **RETAIL SALES AREA 12,140 SQ.FT (1,128 SQ.M)**
- **STORAGE AREA 755 SQ.FT (70 SQ.M)**
- **CANOPY 3,100 SQ.FT (288 SQ.M)**
- **OUTSIDE DISPLAY 1,525 SQ.FT (142 SQ.M)**
- **LARGE YARD**

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MISREPRESENTATION ACT 1967 Tim Cox Associates for themselves that: (i) the particulars are set out as a general outline only for the part of, an offer or contract:(ii) all descriptions, dimensions, reference other details are given in good faith and are believed to be correct but statements or representations of fact but must satisfy themselves by person in the employment of Tim Cox Associates has any authority to make or give any representation or warranty in relation to this property.

and for the vendor or lessors of this property whose agents they are, give notice guidance of intending purchasers or lessors, and do not constitute to condition and necessary permissions for use and occupation and any intending purchasers or tenants should not rely on them as inspection or otherwise as to the correctness of each of them: (iii) no

SITUATION The property is situated to the west of the village of Bearle and is adjacent to the A3400 (Birmingham Road). The A46/Stratford upon Avon is approximately 2.5 miles to the south.

DESCRIPTION The property comprises a detached retail/warehouse constructed approximately 20 years ago. The building is of steel frame construction with profile sheet cladding. There is excellent parking and loading.

ACCOMMODATION	Retail sales area	12,140 sq.ft	(11.28 sq.m)
	Storage area	755 sq.ft	(70 sq.m)
	Canopy	3,100 sq.ft	(288 sq.m)
	Outside display	1,525 sq.ft	(142 sq.m)

Please note: Every effort has been made to ensure that the above floor areas are accurate. They are in accordance with the Code of Measuring Practice. Fittings restricted measurement at the time of inspection. Interested parties should verify these for themselves.

RENT £40,000 per annum exclusive.

LICENCE The premises are to be offered on a license for a period to be agreed.

RATEABLE VALUE £86,000 from 1st April 2023. This assessment includes storage in an adjoining building and therefore we believe this property needs to be revalued.

Please Note : We believe that for certain tenants that there may be no liability to pay rates, however this office gives no warranty that the rating values supplied and the sums of money expressed as being payable are accurate and the purchaser/tenant must rely upon their own enquiries with the Local Authority on 01789 267575 or <https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS Each party will be responsible for their own costs.

SERVICES Mains gas and electricity are connected to the property. We understand drainage is by a septic tank.

VAT VAT will be payable in addition, where applicable.

VIEWING Strictly by appointment with the sole Agents.

